065.0	0001	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	751,400 / 751,400
					USE VALUE:	751,400 / 751,400
					ASSESSED:	751,400 / 751,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
31		RICHFIELD RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CAMPAGNA JULIA C
Owner 2:	
Owner 3:	
Street 1:	31 RICHFIELD RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .139 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1932, having primarily Wood Shingle Exterior and 1862 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	9	Varied
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6044.000	326,500	4,000	420,900	751,400
Total Card	0.139	326,500	4,000	420,900	751,400
Total Parcel	0.139	326,500	4,000	420,900	751,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 403.54 /Parcel: 403.54

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 41369
GIS Ref:
GIS Ref:
Insp Date: 12/22/08

!5573!

PREVIOUS ASSESSMENT

Parcel ID: 065.0-0001-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	326,500	4000	6,044.	420,900	751,400		Year end	12/23/2021
2021	101	FV	316,300	4000	6,044.	420,900	741,200		Year End Roll	12/10/2020
2020	101	FV	316,300	4000	6,044.	420,900	741,200	741,200	Year End Roll	12/18/2019
2019	101	FV	248,800	4000	6,044.	390,900	643,700	643,700	Year End Roll	1/3/2019
2018	101	FV	248,800	4000	6,044.	390,900	643,700	643,700	Year End Roll	12/20/2017
2017	101	FV	248,800	4000	6,044.	342,800	595,600	595,600	Year End Roll	1/3/2017
2016	101	FV	248,800	4000	6,044.	312,700	565,500	565,500	Year End	1/4/2016
2015	101	FV	242,000	4000	6,044.	276,600	522,600	522,600	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	02:24:44

LAST REV

Date	Time
02/22/18	10:12:35
danam	

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.: 5573

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CAMPAGNA JOSEPH	25773-407		10/30/1995		10	No	No	F	

USER DEFINED

Prior Id # 1:	41369
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/2/2018	1	Re-Roof	13,360	C				
4/17/2015	357	Heat App	9,000					Install 2 wall mou

ACTIVITY INFORMATION

Date	Result	By	Name
5/28/2015	Permit Insp	PC	PHIL C
12/22/2008	Meas/Inspect	294	PATRIOT
4/17/2000	Inspected	276	PATRIOT
10/8/1999	Mailer Sent		
10/8/1999	Measured	256	PATRIOT
7/29/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6044		Sq. Ft.	Site		0	70.	0.99	12									420,922						420,900	

Total AC/HA:	0.13875	Total SF/SM:	6044	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	420,922	Spl Credit		Total:	420,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	8 - Brick Veneer	50	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1932	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G16	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	5 - Lino/Vinyl	15	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		31	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.21390975
Const Adj.:	1.00027299
Adj $ / SQ:	157.851
Other Features:	75654
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	473229
Depreciation:	146701
Depreciated Total:	326528

COMMENTS

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 7 | BRs: 3 | Baths: 1 | HB 1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

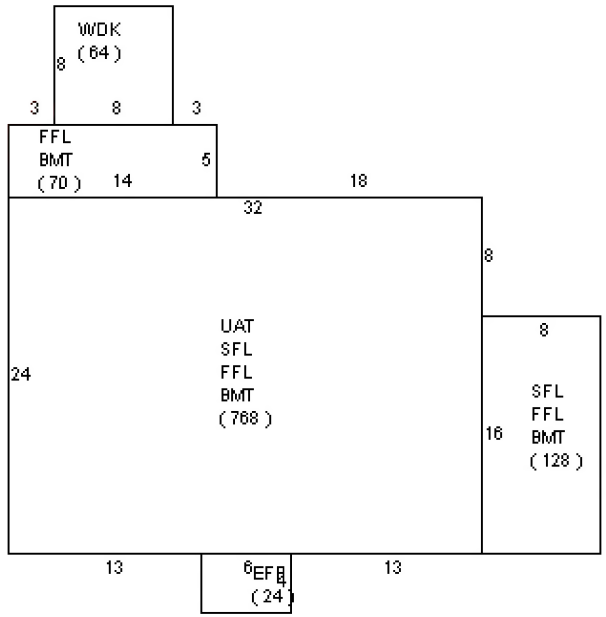
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:	1.00	Before Depr:	173.64
Special Features:	0	Val/Su Net:	105.05
Final Total:	326500	Val/Su SzAd	175.35

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	966	47.360	45,745
FFL	First Floor	966	157.850	152,484
SFL	Second Floor	896	157.850	141,435
UAT	Upper Attic	192	63.140	12,123
WDK	Deck	64	16.000	1,024
EFP	Enclos Porch	24	72.620	1,743

Net Sketched Area: 3,108 | Total: 354,554

Size Ad 1862 | Gross Area 3684 | FinArea 1862

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial # | Year: | Color:

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	12X18	A	AV	1923	26.57	T	40	101			3,400			3,400
19	Patio	D	Y	1	12X14	A	AV	1990	4.48	T	23.2	101			600			600

PARCEL ID

065.0-0001-0002.0

More: N | Total Yard Items: 4,000 | Total Special Featues: | Total: 4,000